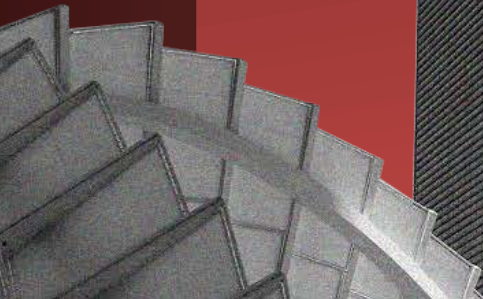




أبجداد
للتقييم العقاري

RIYADH

LAND SALES OVERVIEW
Q4 2023



Q4 Performance Summary



8.1
Billion SAR
Total Sales Volume



6,566
Transactions



4.29m sqm
Land Area Sold



653 sqm
Average Area Sold



1,890
Average Price Per sqm

Disclaimer:

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TOP10 DISTRICTS BY SALES TRANSACTIONS

In Riyadh the district of **Al Kheir** leads in sales volume with **1,190 transactions**, indicating high demand in this location. **Uraidh** closely follows with **1,090 transactions** and **Badr** was also a very active market, registering **557 transactions**, which is interesting considering the geographic distance between Al Kheir and these 2 southern districts. Notably, **Ar Rimal (North East)** and **Namar (South West)** also showed significant activity with **279** and **231 transactions** respectively. The presence of districts like **An Narjis**, **Dahiyat Nimar**, and **Al Mahdiyah** in the top ten underscores a diverse market spread, ranging from established to developing neighborhoods.

This wide distribution of transactions across various districts highlights growth and investment opportunities in Riyadh's real estate sector, suggesting areas of primary focus for developers and investors due to their popularity and development potential.

District	Transactions	Land Area Sold (sqm)	Sale Price (SAR/sqm)	Total Sale Price (SAR)
01 Al Kheir	1,190	719,395	1,315	946,080,300
02 Uraidh	1,090	498,562	722	359,870,000
03 Badr	557	290,299	1,062	308,157,200
04 Ar Rimal	279	134,974	2,423	327,024,300
05 Namar	231	101,042	1,279	129,257,500
06 An Narjis	205	153,401	4,870	747,121,900
07 Dahiyat Nimar	197	156,466	963	150,701,200
08 Al Mahdiyah	152	69,200	2,690	186,127,300
09 Al Janadriyyah	109	40,130	2,012	80,742,040
10 Al Bayan	101	49,881	2,050	102,245,600
	4,111	2,213,350	1,510	3,337,300,000

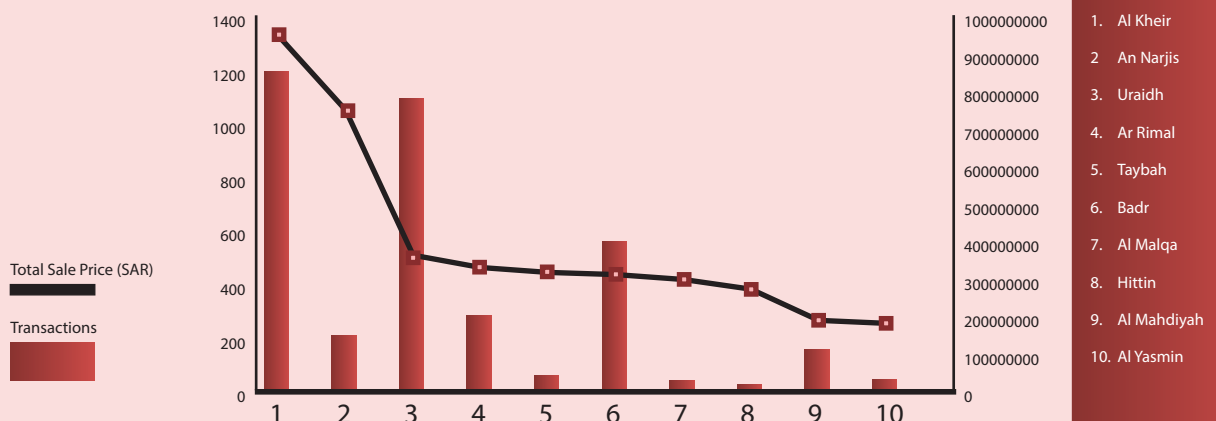


TOP 10 DISTRICTS BY TOTAL SALES PRICE

Al Kheir is a standout with total sales amounting to approximately **SAR 946 million**, indicating robust investment interest in the district. **Uraidh** follows with a total sales value of **SAR 360 million**, reinforcing its appeal in Riyadh's real estate market. **An Narjis**, despite fewer transactions, registers a total sales value of **SAR 747 million**, suggesting premium property trades. **Ar Rimal** and **Badr** also demonstrated strong markets with significant investment flows, evidenced by their total sales values of **SAR 327 million** and **SAR 308 million** respectively.

This analysis reveals the economic impact and value concentration within Riyadh, showing varied district characteristics from high-volume, high-value markets to exclusive, high-priced locales.

Top 10 Districts by Sales Volume (SAR)



District	Transactions	Land Area Sold (sqm)	Sale Price (SAR/sqm)	Total Sale Price (SAR)
01 Al Kheir	1,190	719,395	1,315	946,080,300
02 An Narjis	205	153,401	4,870	747,121,900
03 Uraidh	1,090	498,562	722	359,870,000
04 Ar Rimal	279	134,974	2,423	327,024,300
05 Taybah	57	358,662	875	313,937,400
06 Badr	557	290,299	1,062	308,157,200
07 Al Malqa	35	39,815	7,411	295,061,800
08 Hittin	23	29,249	9,204	269,220,400
09 Al Mahdiyah	152	69,200	2,690	186,127,300
10 Al Yasmin	40	31,729	5,615	178,146,100
	3,628	2,325,300	1,690	3,930,747,000

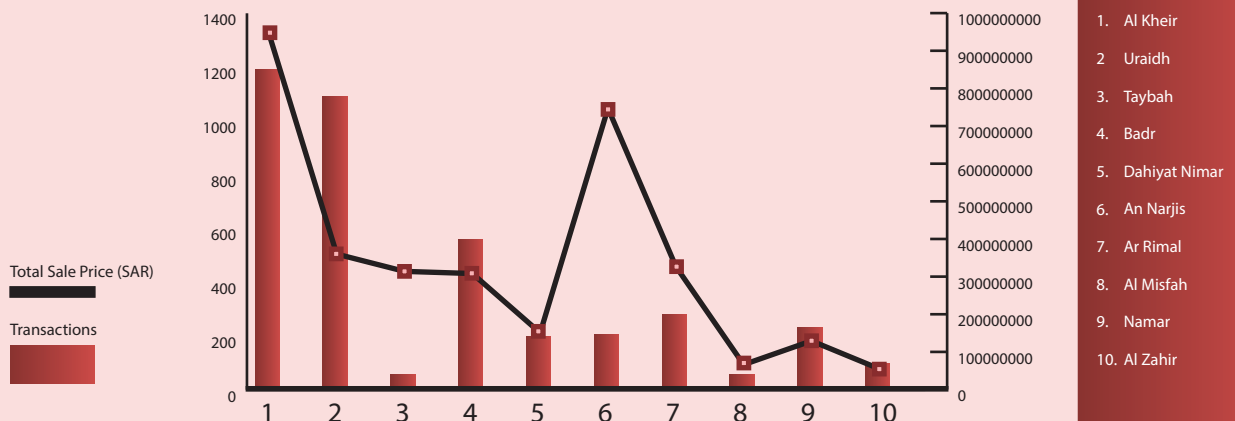


TOP 10 DISTRICTS BY LAND AREA SOLD (sqm)

Al Kheir dominates not only in sales volume but also in total land area sold, with **719,395 sqm transacted**. This is followed by **Uraidh** with **498,562 sqm** and **Taybah** with **358,662 sqm**. These districts lead the market in terms of scale, reflecting significant development projects or bulk transactions. The sizable areas sold in districts such as **Badr** and **Dahiyat Nimar** suggest robust development activities, likely supported by both residential and commercial investments.

The high figures in emerging zones like **Al Misfah** and **Namar** indicate substantial development, positioning them as growing areas of interest for large-scale developers and institutional investors aiming to capitalize on new growth opportunities.

Top 10 Districts by Land Area (sqm)



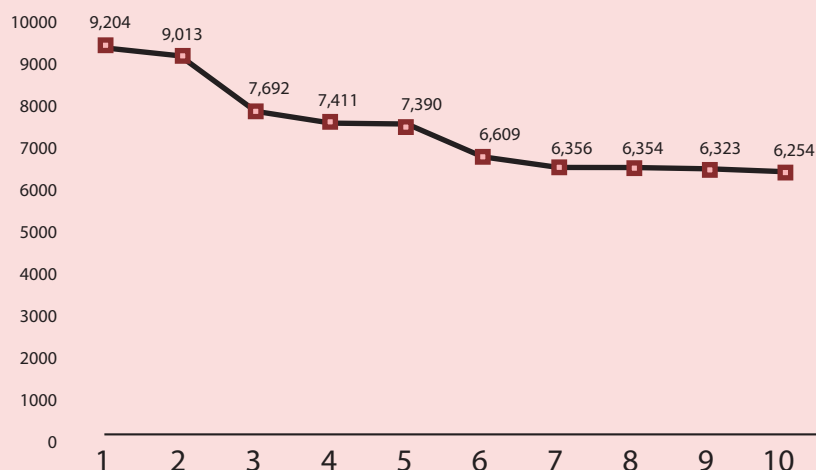
District	Transactions	Land Area Sold (sqm)	Sale Price (SAR/sqm)	Total Sale Price (SAR)
01 Al Kheir	1,190	719,395	1,315	946,080,300
02 Uraidh	1,090	498,562	722	359,870,000
03 Taybah	57	358,662	875	313,937,400
04 Badr	557	290,299	1,062	308,157,200
05 Dahiyat Nimar	197	156,466	963	150,701,200
06 An Narjis	205	153,401	4,870	747,121,900
07 Ar Rimal	279	134,974	2,423	327,024,300
08 Al Misfah	57	102,067	649	66,224,430
09 Namar	231	101,042	1,279	129,257,500
10 Al Zahir	98	94,019	585	55,027,830
	3,961	2,608,900	1,305	3,403,402,000

TOP 10 HIGHEST PRICED DISTRICTS BY PRICE per sqm

The upscale district of **Hittin** tops the list with the highest land price per square meter at **SAR 9,204**, reflecting its status as a premium real estate location in Riyadh. **An Nakheel** and **An Nada** follow with per sqm prices of **SAR 9,013** and **SAR 7,692** respectively, denoting their luxury market positioning and high-end offerings. Districts like **Al Malqa** and **Al Ghadir**, with prices exceeding **SAR 7,000 per sqm**, also feature prominently, highlighting their appeal to affluent buyers.

The inclusion of districts such as **Al Mohammadiyyah** and **Ar Rahmaniyyah** in this list points to a premium on exclusivity and prime location, attracting investors and underscoring the districts' high-quality amenities and superior living standards.

Top 10 Highest Sales Price District (SAR/sqm)



1. Hittin
2. An Nakheel
3. An Nada
4. Al Malqa
5. Al Ghadir
6. Al Mohammadiyyah
7. Ar Rahmaniyyah
8. Al Qirawan
9. Ulaishah
10. An Nafal

District	Transactions	Land Area Sold (sqm)	Sale Price (SAR/sqm)	Total Sale Price (SAR)
01 Hittin	23	719,395	9,204	269,220,400
02 An Nakheel	14	498,562	9,013	115,716,700
03 An Nada	15	358,662	7,692	139,990,800
04 Al Malqa	35	290,299	7,411	295,061,800
05 Al Ghadir	3	156,466	7,390	16,249,790
06 Al Mohammadiyah	11	153,401	6,609	61,932,250
07 Ar Rahmaniyyah	3	134,974	6,356	17,223,520
08 Al Qirawan	18	102,067	6,354	67,737,600
09 Ulaishah	1	101,042	6,323	1,399,912
10 An Nafal	3	94,019	6,254	17,550,020
	126	128,070	7,820	1,002,082,800

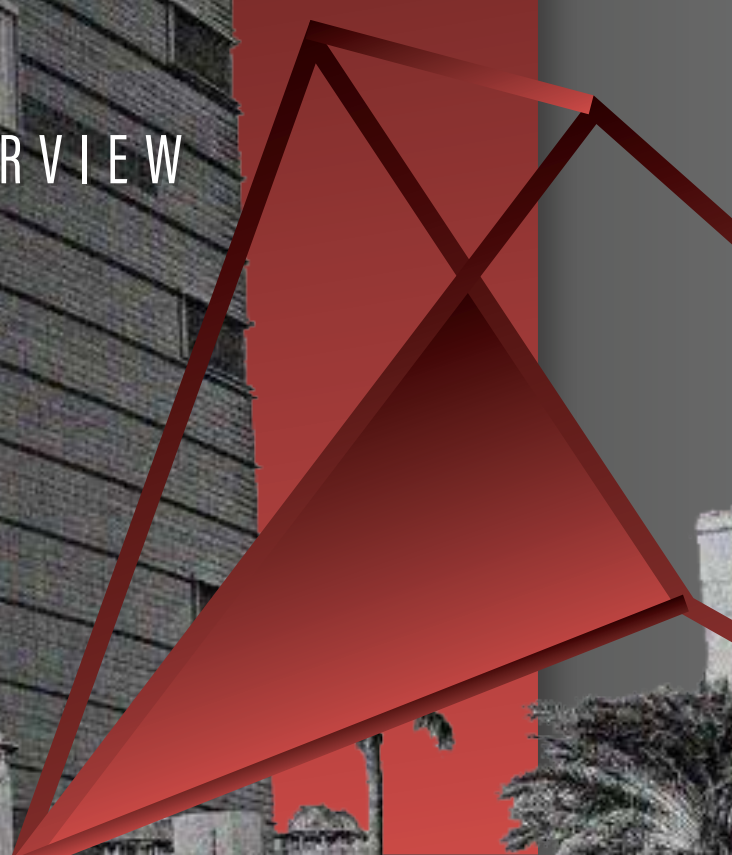




أبجداد
للتقييم العقاري

JEDDAH

LAND SALES OVERVIEW
Q4 2023



Q4 Performance Summary



2.6
Billion SAR
Total Sales Volume



1,758
Transactions



1.78m sqm
Land Area Sold



1,010 sqm
Average Area Sold



1,480
Average Price Per sqm

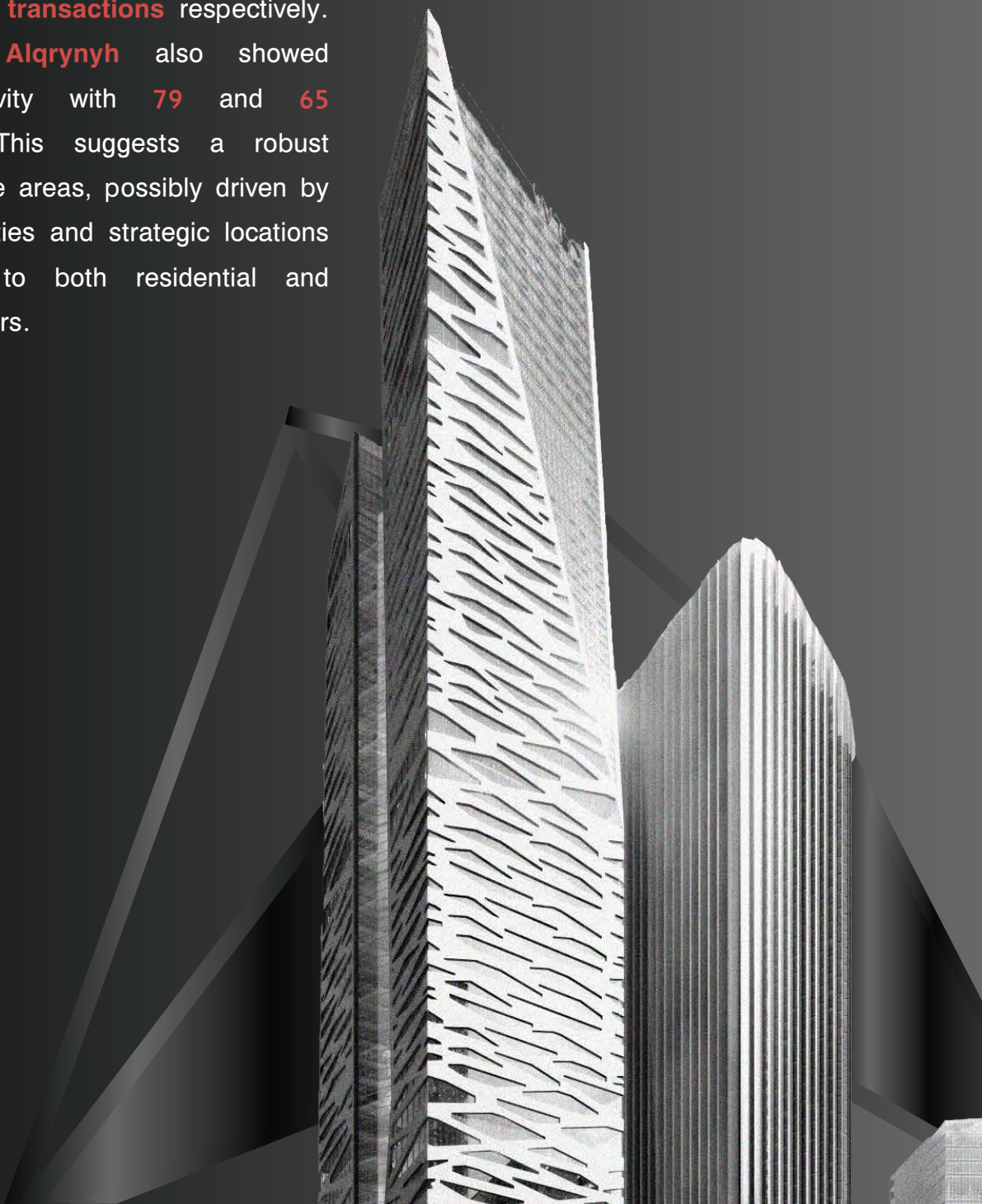
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TOP 10 DISTRICTS BY SALES TRANSACTIONS

The real estate market in **Jeddah** showed varying levels of activity across different districts. The district of **Alnda** led with the highest number of transactions, **totaling 131**. This was followed by **Alrmanyh** and **Almj** with **91** and **83 transactions** respectively. **Alwdad** and **Alqrynyh** also showed significant activity with **79** and **65 transactions**. This suggests a robust demand in these areas, possibly driven by desirable amenities and strategic locations which appeal to both residential and commercial buyers.

The high transaction volumes in these districts indicate a healthy and dynamic market, likely supported by factors such as infrastructure development and economic growth in the region.



District	Transactions	Land Area Sold (sqm)	Sale Price (SAR/sqm)	Total Sale Price (SAR)
Alnda	131	101,193	448	45,339,615
Alrhmanyh	91	47,816	1,404	67,118,365
Almjđ	83	65,363	345	22,561,898
Alwdad	79	63,937	348	22,244,404
Alqrynyh	65	36,035	1,221	43,984,172
Alfrqan	54	32,083	572	18,337,198
Alryad	52	33,050	967	31,946,822
Alhjrđ	47	37,794	382	14,448,105
Alfnar	39	23,422	1,407	32,963,553
Al'ewyja'	39	16,650	420	7,000,200
	680	457,342	669	305,944,330

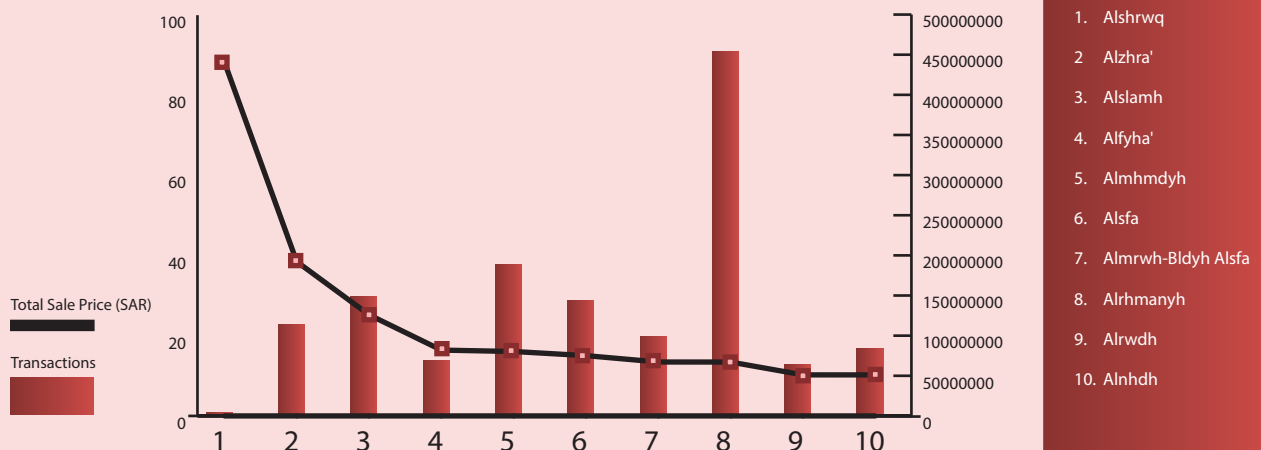


TOP 10 DISTRICTS BY TOTAL SALES PRICE

When it comes to the total sales price, **Alshrwq** stands out with a total of **440.8 million SAR**, which was driven by a large, single transaction that completed. Following behind were **Alzhra'** and **Alslamh** with sales volumes of **192.2 million** and **126.0 million SAR** respectively. **Alfyha'** and **Almhmdyh** also make it to the top 10 list, showcasing significant sales at **82.0 million** and **80.2 million SAR**.

This distribution underscores their upscale market positioning and high investment potential.

Top 10 Districts by Sales Volume (SAR)



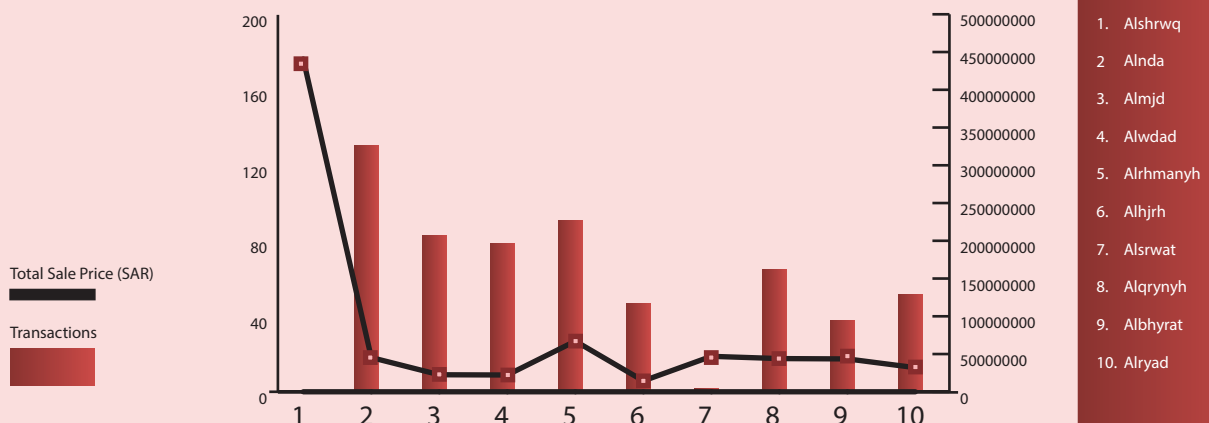
District	Transactions	Land Area Sold (sqm)	Sale Price (SAR/sqm)	Total Sale Price (SAR)
01 Alshrwq	1	550,956	800	440,765,168
02 Alzhra'	23	32,185	5,971	192,184,559
03 Alslamh	30	21,352	5,900	125,978,585
04 Alfya'	14	16,664	4,921	82,007,177
05 Almhmdyh	38	16,564	4,845	80,252,781
06 Alsfa	29	18,145	4,139	75,101,629
07 Almrwh-Bldyh Alsfa	20	13,954	4,814	67,175,809
08 Alrhmanyh	91	47,816	1,404	67,118,365
09 Alrwdh	13	8,714	5,869	51,139,606
10 Alnhdh	17	9,559	5,346	51,099,113
	276	735,907	1,675	1,232,822,790

TOP 10 DISTRICTS BY LAND AREA SOLD (sqm)

In terms of land area sold, **Alshrwq** dominated again, with **550,956 square meters** sold. The next significant sales are seen in **Alnda** and **Almjd**, where **101,193** and **65,363 sqm** of land were sold, underscoring ongoing growth and development in these areas. **Alwdad** and **Alrhmanyh** also reported substantial land sales, adding to the evidence of expansive development activities across the city.

These figures highlight the scale of urban expansion and real estate development happening in Jeddah, catering to its growing population and economic diversification goals.

Top 10 Districts by Land Area (sqm)



District	Transactions	Land Area Sold (sqm)	Sale Price (SAR/sqm)	Total Sale Price (SAR)
01 Alshrwq	1	550,956	800	440,765,168
02 Alnda	131	101,193	448	45,339,615
03 Almjd	83	65,363	345	22,561,898
04 Alwdad	79	63,937	348	22,244,404
05 Alrhmanyh	91	47,816	1,404	67,118,365
06 Alhjrj	47	37,794	382	14,448,105
07 Alsrwat	2	36,312	1,294	46,974,000
08 Alqrynyh	65	36,035	1,221	43,984,172
09 Albhyrat	38	33,088	1,316	43,536,820
10 Alryad	52	33,050	967	31,946,822
	589	1,005,544	775	778,919,367

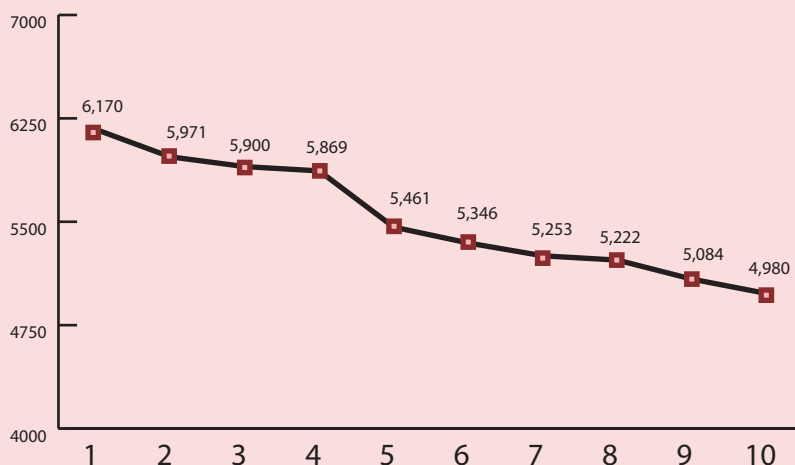


TOP 10 HIGHEST PRICED DISTRICTS BY PRICE per sqm

Regarding the highest value land in **Jeddah**, **Alshat'e** led in Q4 with a rate of **6,170 SAR/sqm**, signaling its premium status perhaps due to luxury developments and proximity to the corniche. Close on its heels are **Alzhra'** and **Alslamh**, both also commanding high prices per sqm, which could be due to their upscale residential units and commercial spaces.

Districts like **Alrwdh** and **Albsatyn** further cement the pattern of high demand and high-value real estate within Jeddah, which appeals to affluent buyers and investors looking for prime property.

Top 10 Highest Sales Price District (SAR)



1. Alshat'e
2. Alzhra'
3. Alslamh
4. Alrwdh
5. Albsatyn-Bldyh Abhr
6. Alnhdh
7. Alkhaldyh
8. Alslymanyh
9. Alhmra'
10. Alfyslyh-Bldyh Almtar

District	Transactions	Land Area Sold (sqm)	Sale Price (SAR/sqm)	Total Sale Price (SAR)
01 Alshat'e	6	4,084	6,170	25,199,739
02 Alzhra'	23	32,185	5,971	192,184,559
03 Alslamh	30	21,352	5,900	125,978,585
04 Alrwdh	13	8,714	5,869	51,139,606
05 Albsatyn-Bldyh Abhr	11	5,839	5,461	31,887,695
06 Alnhdh	17	9,559	5,346	51,099,113
07 Alkhaldyh	5	3,665	5,253	19,249,787
08 Alslymanyh	1	766	5,222	4,000,052
09 Alhmra'	14	5,738	5,084	29,170,577
10 Alfyslyh-Bldyh Almtar	7	3,971	4,980	19,774,600
	127	95,872	5,734	549,684,389





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We provide IVS and Taqem compliant valuations for commercial and residential properties located across KSA.



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